

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION**

In re:

NAJEEB AHMED KHAN,

Debtor.

Chapter 11

Case No. 19-04258 (SWD)

**REPORT OF SALE PURSUANT TO
FEDERAL RULE OF BANKRUPTCY PROCEDURE 6004(f)(1)**

Pursuant to Fed. R. Bankr. P. 6004(f)(1), Mark T. Iammartino, (the “Chapter 11 Trustee”), not individually but solely as Chapter 11 Trustee for the estate of Najeeb Khan (the “Debtor”), submits this *Rule 6004(f)(1) Sale Report* and states as follows:

1. Debtor filed a petition for relief under Chapter 11 of the Bankruptcy Code on October 8, 2019 (the “Petition Date”).

2. Pursuant to the *Order Granting Motion for Authority to Sell Real Estate (8650 South Ocean Drive, #PH-1, Jensen Beach, Florida)* entered on December 15, 2019 [Docket No. 302], the Chapter 11 Trustee was granted authority to sell property commonly known as 8650 South Ocean Drive, #PH-1, Jensen Beach, Florida (the “Property”).

3. The Property was sold through broker, Beach Front Mann Realty and Management, Inc. The Property was sold to Thomas Harrington for \$815,000. Attached as **Exhibit A** is the closing statement.

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Dated: January 30, 2020

Respectfully submitted,

MARK IAMMARTINO, Chapter 11 Trustee

/s/ Nicholas M. Miller

Nicholas M. Miller

Thomas C. Wolford

NEAL, GERBER & EISENBERG LLP

Two N. LaSalle Street, Suite 1700

Chicago, IL 60602

Telephone: (312) 269-8000

Facsimile: (312) 269-1747

nmiller@nge.com

twolford@nge.com

- and -

Rachel L. Hillegonds

MILLER, JOHNSON, SNELL &

CUMMISKEY, P.L.C.

45 Ottawa Ave. SW, Suite 1100

Grand Rapids, MI 49503

Telephone: (616) 831-1711

Facsimile: (616) 831-1701

hillegondsr@millerjohnson.com

CERTIFICATE OF SERVICE

Nicholas M. Miller hereby certifies that on January 30, 2020, he caused a true and correct copy of the ***Report of Sale Pursuant to Federal Rule of Bankruptcy Procedure 6004(f)(1)*** to be filed electronically with the Clerk of the court using the CM/ECF system. Notice of this filing will be sent by operation of the Court's electronic filing system to all parties listed on the electronic filing receipt. Parties may access this filing through the Court's system.

Additionally, on January 30, 2020, I caused the parties listed below to be served a copy of the foregoing via U.S. First Class Mail:

Najeeb Ahmed Khan 732 S. 11 th Street, #294 Niles, MI 49120	Internal Revenue Service PO Box 7346 Philadelphia, PA 19101-7346
Internal Revenue Service Insolvency PO Box 330500, Stop 15 Detroit, MI 48226	Michigan Secretary of State Michigan Secretary of State Building Lansing, MI 48917
Michigan Department of Treasury Lansing, MI 48922	Securities and Exchange Commission 100 F Street, NE Washington, DC 20549

/s/ Nicholas M. Miller
Nicholas M. Miller (Admitted *pro hac vice*)
NEAL, GERBER & EISENBERG LLP
Two North LaSalle Street – Suite 1700
Chicago, Illinois 60602-3801
(312) 269-8000
nmiller@nge.com

EXHIBIT A

Buyer's and Seller's Combined Closing Statement**Christopher J. Twohey, P.A.**

NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BUYER: Thomas Harrington

ADDRESS OF BUYER: 8650 S. Ocean Dr. #PH-1, Jensen Beach, FL 34957

E. NAME OF SELLER: Najeeb Khan and Nancy Khan

ADDRESS OF SELLER: 23451 Lakeview Dr., Edwardsburg, MI 49112

F. NAME OF LENDER:

ADDRESS OF LENDER:

G. PROPERTY LOCATION: 8650 S. Ocean Dr. #PH-1, Jensen Beach, FL 34957

ID# 3534-501-0067-000/4

H. SETTLEMENT AGENT: Christopher J. Twohey, P.A.
PH# (772) 221-8013 844 SE Ocean Blvd., Suite A, Stuart, FL 34994

PLACE OF SETTLEMENT: 844 SE Ocean Blvd., Suite A, Stuart, FL 34994

I. SETTLEMENT DATE: 12/30/2019

Disbursement Date:

Settlement Agent Tax ID#: 65-0414548

SUMMARY OF BUYER'S TRANSACTION

100. Gross Amount Due from Buyer	
101. Contract sales price	815,000.00
102. Personal property	
103. Settlement charges to buyer (Line 1400)	6,521.50
104.	
105.	
Adjustments for items paid by seller in advance	
106. City/town taxes to	
107. County taxes 12/30/2019 to 12/31/2019	78.86
108. Assessments to	
109. 4th qtr. condo dues 12/30/2019 to 12/31/2019	76.77
110. to	
111. to	
112. to	
120. Gross Amount Due from Buyer	821,677.13
200. Amounts Paid by or on Behalf of Buyer	
201. Deposit or earnest money	25,000.00
202. Principal amount of new loans(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206. Principal amount of seller financing	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
209a.	
209b.	
Adjustments for items unpaid by seller	
210. City/town taxes to	
211. County taxes to	
212. Assessments to	
213. to	
214. to	
215. to	
216. to	
217. to	
218. to	
219. to	
220. Total Amounts Paid by or on Behalf of Buyer	25,000.00
300. Cash at Settlement from/to Buyer	
301. Gross amount due from buyer (line 120)	821,677.13
302. Less amounts paid by/for buyer (line 220)	25,000.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Buyer	796,677.13

SUMMARY OF SELLER'S TRANSACTION

400. Gross Amount Due to Seller	
401. Contract sales price	815,000.00
402. Personal property	
403.	
404.	
405.	
Adjustments for items paid by seller in advance	
406. City/town taxes to	
407. County taxes 12/30/2019 to 12/31/2019	78.86
408. Assessments to	
409. 4th qtr. condo dues 12/30/2019 to 12/31/2019	76.77
410. to	
411. to	
412. to	
420. Gross Amount Due To Seller	815,155.63
500. Reductions In Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	53,964.00
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506. Principal amount of seller financing	
507.	
508. 2019 Real Estate taxes	14,692.71
509.	
Adjustments for items unpaid by seller	
509a.	
509b.	
Adjustments for items unpaid by seller	
510. City/town taxes to	
511. County taxes to	
512. Assessments to	
513. to	
514. to	
515. to	
516. to	
517. to	
518. to	
519. to	
520. Total Reductions in Amount Due Seller	68,656.71
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	815,155.63
602. Less reductions in amount due seller (line 520)	68,656.71
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	746,498.92

Buyer's and Seller's Combined Closing Statement

PAGE 2

700. TOTAL SALES/BROKER'S COM. based on price				815,000.00 @	%=	43,900.00	BUYER'S EXPENSES	SELLER'S EXPENSES
Division of Commission (line 700) as follows:								
701.	21,950.00		to	Beach Front Mann Realty				
702.	21,950.00		to	Beach Front Mann Realty				
703.	Commission paid at Settlement							43,900.00
704.			to					
800. Items Payable in Connection With Loan								
801.	Loan Origination Fee	%	to					
802.	Loan Discount	%	to					
803.	Appraisal Fee		to					
804.	Credit Report		to					
805.	Lender's Inspection Fee		to					
806.	Mortgage Insurance Application Fee		to					
807.			to					
808.			to					
809.			to					
810.			to					
811.			to					
812.			to					
813.			to					
814.			to					
815.			to					
900. Items Required By Lender To Be Paid In Advance								
901.	Interest from	12/30/2019	to	1/1/2020	@	/day		
902.	Mortgage Insurance Premium for			months	to			
903.	Homeowner's Insurance for			years	to			
904.				years	to			
905.				years	to			
1000. Reserves Deposited With Lender								
1001.	Hazard insurance		months@		per month			
1002.	Mortgage insurance		months@		per month			
1003.	City property taxes		months@		per month			
1004.	County property taxes		months@		per month			
1005.	Annual assessments		months@		per month			
1006.			months@		per month			
1007.			months@		per month			
1008.			months@		per month			
1009.			months@		per month			
1100. Title Charges								
1101.	Settlement or closing fee		to	Christopher J. Twohey, P.A.			395.00	
1102.	Abstract or title search		to	Attorney's Title Fund Services, LLC			50.00	
1103.	Title examination		to					
1104.	Title insurance binder		to					
1105.	Document preparation		to					
1106.	Notary fees		to					
1107.	Attorney's fees		to					
	(includes above items numbers:							
1108.	Title insurance (Inc. Reissue Credit \$1 coverage by Old Republic National Title Insurance Company						2,475.00	
	(includes above items numbers:							
1109.	Seller's Title Insurance Policy Coverage Amount \$							
1110.	Owner's Title Insurance Policy Coverage Amount \$		815,000.00					
1110a	Endorsements:							
1111.			to					
1112.			to					
1113.			to					
1200. Government Recording and Transfer Charges St. Lucie County Clerk of Court								
1201.	Recording Fees: Deed \$18.50;						18.50	
1202.	City/county tax/stamps:							
1203.	State tax/stamps: Deed \$5,705.00;							5,705.00
1204.	Record Non-Identity Aff. & CMA		to	St. Lucie County Clerk of Court				28.50
1205.	Record Certificate of Approval		to	St. Lucie County Clerk of Court		10.00		
1300. Additional Settlement Charges								
1301.	Survey		to					
1302.	Pest Inspection		to					
1303.	Roof Inspection		to					
1304.	4th qtr. condo dues		to	Regency Island Dunes I				3,598.00
1305.	1st qtr. condo dues 2020		to	Regency Island Dunes I		3,573.00		
1306.	Attorney's Fees (Unit 1301 & 1303)		to	Becker & Poliakoff				732.50
1307.			to					
1308.			to					
1309.			to					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)							6,521.50	53,964.00

Buyer and Seller Settlement Statement Signature Certification

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

✓
Thomas Harrington

Buyer

✓
Najeeb Khan

Seller

✓
Nancy Khan

Christopher J. Twohey, P.A.

Settlement Agent

12/30/2019

Date

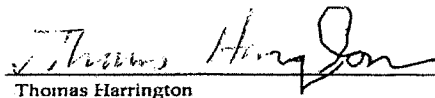
File #:
harrington

Loan #:
CASH

Mortgage Ins. Case #:

Buyer and Seller Settlement Statement Signature Certification

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.



Thomas Harrington

Buyer

✓

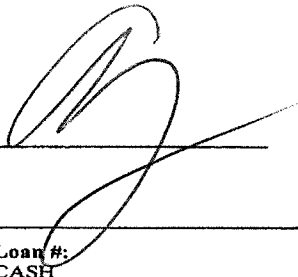
Najeeb Khan

Seller

✓

Nancy Khan

Christopher J. Twohey, P.A.



Settlement Agent

12/30/2019

Date

File #:
harrington

Loan #:
CASH

Mortgage Ins. Case #:

Buyer and Seller Settlement Statement Signature Certification

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

✓
Thomas Harrington

Buyer

✓
Najeeb Khan

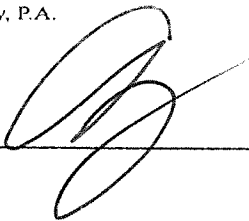
Seller

✓
Nancy Khan



Christopher J. Twohey, P.A.

Settlement Agent



12/30/2019
Date

File #:
harrington

Loan #:
CASH

Mortgage Ins. Case #:

☐ CORRECTED (if checked)

FILER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone number Christopher J. Twohey, P.A. 844 SE Ocean Blvd., Suite A, Stuart, FL 34994 (772) 221-8013		1 Date of closing 12/30/2019	OMB No. 1545-0997 2019 Form 1099-S	Proceeds From Real Estate Transactions
		2 Gross proceeds \$ 815,000.00		
FILER'S TIN 65-0414548	TRANSFEROR'S TIN <input checked="" type="checkbox"/>	3 Address (including city, state, and ZIP code) or legal description 8650 S. Ocean Dr. #PH-1, Jensen Beach, FL 34957		
TRANSFEROR'S name Najeeb Khan and Nancy Khan		4 Transferor received or will receive property or services as part of the consideration (if checked) <input type="checkbox"/>		
Street address (including apt. no.) 23451 Lakeview Dr. City or town, state or province, country, and ZIP or foreign postal code Edwardsburg, MI 49112		5 If checked, transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) <input type="checkbox"/>		
Account number (see instructions) harrington		6 Buyer's part of real estate tax \$ 78.86		

Form 1099-S (keep for your records) www.irs.gov/Form1099S Department of the Treasury - Internal Revenue Service

If you have questions call Christopher J. Twohey, Esq. @ (772) 221-8013

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the IRS and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Instructions for Schedule D (Form 1040). If the real estate was not your main home, report the transaction on Form 4797, Form 6252, and/or the Schedule D for the appropriate income tax form. If box 4 is checked and you received or will receive like-kind property, you must file Form 8824.

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a federal mortgage subsidy if all the following apply.

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990.
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8826 and Pub. 523.

Transferor's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the filer assigned to distinguish your account.

Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or will receive. See Box 4.

Box 3. Shows the address or legal description of the property transferred.

Box 4. If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).


Box 6. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 6 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Schedule 1 (Form 1040). For more information, see Pub. 523, Pub. 525, and Pub. 530.

YOU ARE REQUIRED BY LAW to provide your correct taxpayer name and identification number for the transaction described above to: Christopher J. Twohey, P.A.

If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

UNDER THE PENALTIES OF PERJURY, I certify that the above information, including my taxpayer identification number, is correct, and that I have received a copy of this statement.


 Nancy Khan


 Najeeb Khan

☐ CORRECTED (if checked)

FILER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone number Christopher J. Twohey, P.A. 844 SE Ocean Blvd., Suite A, Stuart, FL 34994 (772) 221-8013		1 Date of closing 12/30/2019	OMB No. 1545-0997 2019 Form 1099-S	Proceeds From Real Estate Transactions
		2 Gross proceeds \$ 815,000.00		
FILER'S TIN 65-0414548	TRANSFEROR'S TIN [REDACTED]	3 Address (including city, state, and ZIP code) or legal description 8650 S. Ocean Dr. #PH-1, Jensen Beach, FL 34957		Copy B For Transferor This is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
TRANSFEROR'S name Najeeb Khan and Nancy Khan		4 Transferor received or will receive property or services as part of the consideration (if checked) <input type="checkbox"/>		
Street address (including apt. no.) 23451 Lakeview Dr. City or town, state or province, country, and ZIP or foreign postal code Edwardsburg, MI 49112		5 If checked, transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) <input type="checkbox"/>		
Account number (see instructions) harrington		6 Buyer's part of real estate tax \$ 78.86		

Form 1099-S (keep for your records) www.irs.gov/Form1099S Department of the Treasury - Internal Revenue Service

If you have questions call Christopher J. Twohey, Esq. @ (772) 221-8013

Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the IRS and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Instructions for Schedule D (Form 1040). If the real estate was not your main home, report the transaction on Form 4797, Form 6252, and/or the Schedule D for the appropriate income tax form. If box 4 is checked and you received or will receive like-kind property, you must file Form 8824.

Federal mortgage subsidy. You may have to recapture (pay back) all or part of a federal mortgage subsidy if all the following apply.

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990.
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8828 and Pub. 523.

Transferor's taxpayer identification number (TIN). For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

Account number. May show an account or other unique number the filer assigned to distinguish your account.

Box 1. Shows the date of closing.

Box 2. Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or will receive. See Box 4.

Box 3. Shows the address or legal description of the property transferred.

Box 4. If marked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

Box 5. If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

Box 6. Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 6 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other Income" line of Schedule 1 (Form 1040). For more information, see Pub. 523, Pub. 525, and Pub. 530.

YOU ARE REQUIRED BY LAW to provide your correct taxpayer name and identification number for the transaction described above to: Christopher J. Twohey, P.A.

If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law.

UNDER THE PENALTIES OF PERJURY, I certify that the above information, including my taxpayer identification number, is correct, and that I have received a copy of this statement.

Nancy Khan

Najeeb Khan

This Instrument prepared by and return to:
Christopher J. Twohey, P.A.
844 East Ocean Blvd. Ste. A
Stuart, Florida 34994
772-221-8013

NON-IDENTITY AFFIDAVIT

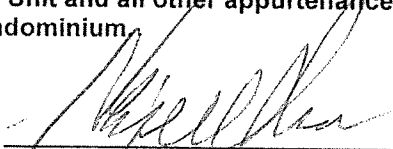
STATE OF Michigan
COUNTY OF Berrien

BEFORE ME, a Notary Public duly authorized to administer oaths and take acknowledgement in the County and State aforesaid, personally came and appeared NAJEEB KHAN, hereinafter referred to as "Affiant," who being by me first duly sworn, deposes and states as follows:

1. That he is not one and the same person as that individual referenced in those certain Judgments recorded in O.R. Book 3491, Page 2012 and O.R. Book 3615, Page 2904, Public Records of St. Lucie County, Florida.
2. That this Affidavit is made for the purpose of inducing Old Republic National Title Insurance Company and Christopher J. Twohey, P.A., to rely upon said Affidavit to issue its policy of title insurance without making exceptions to the above for the following property:

Unit No. 1301 (also known as PH-1), Building No. 1 of Regency Island Dunes, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 994, Page 870, and all exhibits and amendments thereof, Public Records of Saint Lucie County, Florida; together with an undivided share in the common elements appurtenant to such Unit and all other appurtenances to such Unit as set forth in the Declaration of Condominium.

Affiant further sayeth not.



Najeeb Khan

SWORN TO AND SUBSCRIBED before me this 26 day of December 2019, by Najeeb Khan, who is personally known to me or who has produced Michigan D.L. as identification.

(Notary Seal)



NOTARY PUBLIC

My Commission Expires:

JAMES M. LISTER
Notary Public - Michigan
Berrien County
My Commission Expires
April 26, 2024

Prepared by and return to:
Christopher J. Twohey, P.A.
844 East Ocean Boulevard, Suite A
Stuart, Florida 34994
772-221-8013

CONTINUOUS MARRIAGE AFFIDAVIT

STATE OF Michigan
COUNTY OF Berrien

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned, who, after being by me first duly sworn, deposes and says that:

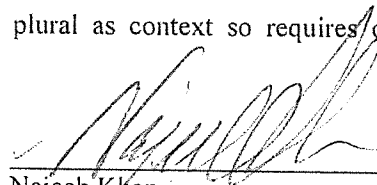
Najeeb Khan and Nancy Khan (Seller) is the owner of and is selling the below described property to Thomas Harrington (Buyer), to wit:

Unit No. 1301 (also known as PH-1), Building No. 1 of Regency Island Dunes, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 994, Page 870, and all exhibits and amendments thereof, Public Records of Saint Lucie County, Florida; together with an undivided share in the common elements appurtenant to such Unit and all other appurtenances to such Unit as set forth in the Declaration of Condominium.

Affiant states that Najeeb Khan and Nancy Khan were continuously married prior to the time they acquired title to the above referenced property on April 18, 2017, without interruption and they remain continuously married to each other up to the present time.

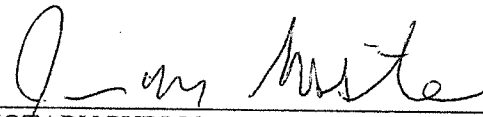
"Affiant", "Seller" and "Buyer" include singular and plural as context so requires or admits. This affidavit is made under the penalties of perjury.

Affiant further sayeth naught.



Najeeb Khan

The foregoing instrument was acknowledged before me this 26 day of December, 2019, by Najeeb Khan, who is personally known to me or who has produced Michigan D.L. as identification.



NOTARY PUBLIC

My Commission Expires:

JAMES M. LISTER
Notary Public - Michigan
Berrien County
My Commission Expires
April 26, 2024

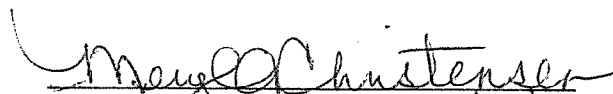
(SEAL)

Continuous Marriage Affidavit
Page 2


Nancy Khan

The foregoing instrument was acknowledged before me this 26 day of DEC., 2019, by Nancy Khan, who is personally known to me or who has produced MI DRIVERS LIC as identification.

(SEAL) ✓


NOTARY PUBLIC Cass County MICHIGAN
My Commission Expires: 01/09/2023

This Document Prepared By and Return to:
Christopher J. Twohey, PA
844 SE Ocean Blvd. Suite A
Stuart, Florida 34994

Parcel ID Number: 3534-501-0067-000/4

Warranty Deed

This Indenture, Made this 30th day of December 2019 A.D., Between
Najeeb Khan and Nancy Khan, husband and wife
of the County of Cass, State of Michigan, grantors, and
Thomas Harrington
whose address is: 8650 S. Ocean Dr. #PH-1, Jensen Beach, FL 34957
of the County of Saint Lucie, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Saint Lucie State of Florida to wit:

Unit No. 1301 (also known as PH-1), Building No. 1 of Regency Island Dunes, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 994, Page 870, and all exhibits and amendments thereof, Public Records of Saint Lucie County, Florida; together with an undivided share in the common elements appurtenant to such Unit and all other appurtenances to such Unit as set forth in the Declaration of Condominium.

SUBJECT TO:

1. Taxes for the year 2019, and all subsequent years;
2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and
4. Public utility easements of record, if any.
5. Comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority;
6. Outstanding oil, gas and mineral rights of record without right of entry;

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Printed Name: *Tracy Lockamy*
Witness

[Signature]

Printed Name: *Kathleen Lockamy*
Witness

State of *Michigan*
County of *Benzie*

The foregoing instrument was acknowledged before me this 26 day of December, 2019, by
Najeeb Khan, a married man
who is personally known to me or who has produced his driver license as identification

[Signature] (Seal)
Najeeb Khan
P.O. Address: 23451 Lakeview Dr., Edwardsburg, MI 49112

[Signature]
Printed Name: *James M. Lister*
Notary Public
My Commission Expires: *April 26, 2024*
JAMES M. LISTER
Notary Public - Michigan
Benzie County
My Commission Expires
April 26, 2024

Warranty Deed
Page 2

Signed, sealed and delivered
In our presence:

Cathy A. Obren
Witness
Print Name: Cathy A. Obren

Nancy Khan (Seal)
Nancy Khan

Meryl A. Christensen
Witness
Print Name: MERYL A. CHRISTENSEN

STATE OF MI
COUNTY OF CASS

The foregoing instrument was acknowledged before me this 26 day of DECEMBER 2019, by Nancy Khan, a married woman, who is personally known to me or who has produced MI DRIVERS LICENSE as identification.

Meryl A. Christensen
Printed Name: MERYL A. CHRISTENSEN
Notary Public CASS COUNTY MICHIGAN
My Commission Expires: 1/01/09/2023

This Document Prepared By and Return to:
 Christopher J. Twohey, PA
 844 SE Ocean Blvd. Suite A
 Stuart, Florida 34994

Bill of Sale

Know All Men By These Presents, That this 30th day of December, 2019 A.D., That Naieeb Khan and Nancy Khan, husband and wife of the County of Cass, State of Michigan, first parties, and Thomas Harrington, whose address is: 8650 S. Ocean Dr. #PH-1, Jensen Beach, FL 34957 of the County of Saint Lucie, State of Florida, second party.

Witnesseth that the FIRST PARTIES for and in consideration of the sum of TEN DOLLARS (\$10)

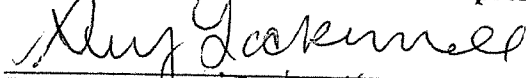
and other good and valuable consideration to FIRST PARTIES in hand paid by SECOND PARTY, the receipt whereof is hereby acknowledged, have granted, bargained, sold, transferred and delivered to the said SECOND PARTY and SECOND PARTY'S heirs, successors and assigns forever, the following goods and chattels:
 As per Contract.

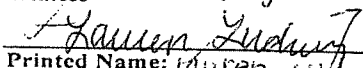
To Have And To Hold the same unto second parties, and second parties' heirs, personal representatives, successors and assigns forever.

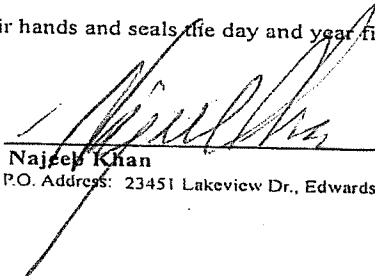
And the first parties covenants with the second parties, and the second parties' heirs, personal representatives, successors and assigns that the first parties are the lawful owner of the said goods and chattels; that they are free from all encumbrances; that the first parties have good right to sell and transfer said property, goods and chattels; and that the first parties will warrant and defend the sale and transfer of the said property, goods and chattels hereby made to the second parties, and the second parties' heirs, personal representatives, successors and assigns, against the lawful claims and demands of all persons whomsoever. This covenant shall be binding upon the first parties and the first parties' heirs, personal representatives, successors and assigns.

In Witness Whereof, the first parties have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

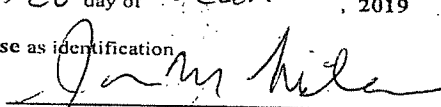

 Printed Name: Amy Lockman
 Witness


 Printed Name: Lauren Ludwig
 Witness


 Naieeb Khan (Seal)
 P.O. Address: 23451 Lakeview Dr., Edwardsburg, MI 49112

State of Michigan
 County of Berrien

The foregoing instrument was acknowledged before me this 26 day of December, 2019, by Naieeb Khan, a married man who is personally known to me or who has produced his driver license as identification


 Printed Name: James M. Lister
 Notary Public
 My Commission Expires:

JAMES M. LISTER
 Notary Public - Michigan
 Berrien County
 My Commission Expires
 April 26, 2024

Bill of Sale
Page 2

Signed, sealed and delivered
In our presence:

Cathy A. Doren
Witness
Print Name: Cathy A. Doren

Nancy Khan (Seal)
Nancy Khan

Meryl A. Christensen
Witness
Print Name: MERYL A. CHRISTENSEN

STATE OF MI
COUNTY OF CASS

The foregoing instrument was acknowledged before me this 26 day of Dec., 2019, by Nancy Khan, a married woman, who is personally known to me or who has produced MI DRIVER'S LICENSE as identification.

Meryl A. Christensen
Printed Name: MERYL A. CHRISTENSEN
Notary Public CASS COUNTY MICHIGAN
My Commission Expires: 01/09/2023